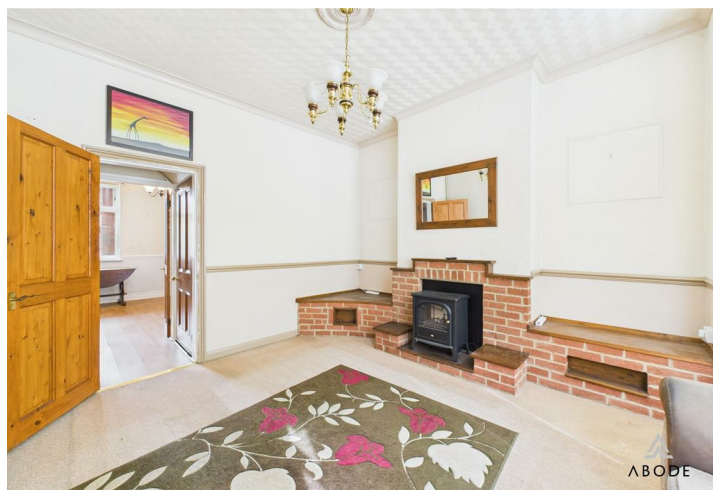






This traditional two-bedroom mid-terraced home offers generous accommodation and represents an excellent opportunity for buyers seeking a property with potential. Benefiting from two reception rooms, a fitted kitchen, and a large upstairs bathroom, the home also enjoys a long rear garden. Ideally situated close to Burton town centre and its amenities, this property would suit first-time buyers, investors, or those looking to put their own stamp on a character home.



Accommodation

Ground Floor

The accommodation is accessed via a front entrance door opening into a welcoming hallway. To the front, the living room features a bay window allowing plenty of natural light, a fireplace with surround, and ample space for seating. A second reception room, positioned centrally, offers further living or dining space with a feature fireplace, a window overlooking the rear garden, and direct access to the kitchen. The fitted kitchen is located to the rear, with wall and base units, preparation work surfaces, tiled splash backs, and space for appliances. A rear door provides access to the garden.

First Floor

The first-floor landing leads to two well-proportioned double bedrooms. The main bedroom, set to the front elevation, is a good-sized double with a window overlooking the street. The second bedroom is located to the rear, also a double, with views over the garden. The accommodation is completed by a spacious bathroom fitted with a three-piece suite comprising a panelled bath with mixer tap and shower attachment, wash hand basin with storage, and low-level WC, with a window to the rear.

Outside

To the front of the property is a small forecourt area set behind a low brick wall. Gated side access leads



to the rear garden, which is of a particularly good length. The garden includes paved and lawn areas with mature planting, storage sheds, and space for outdoor seating, offering excellent potential for landscaping or creating a family-friendly space.

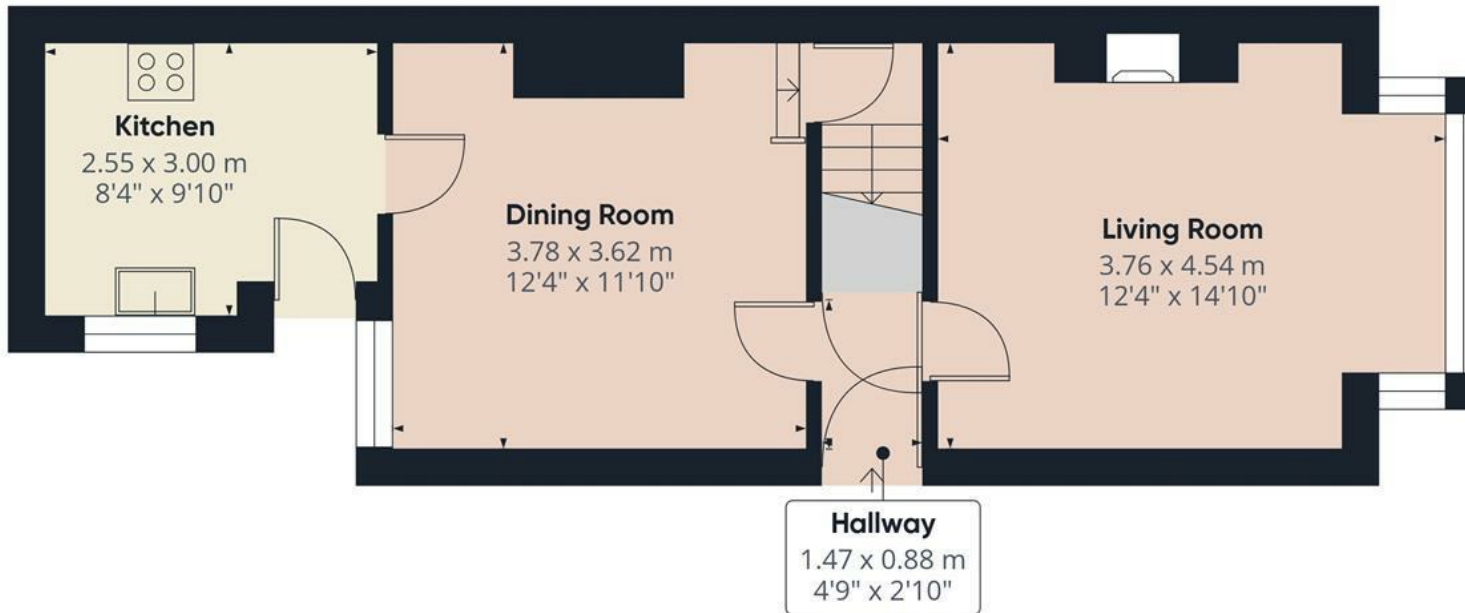












Floor 0



Floor 1

Approximate total area⁽¹⁾

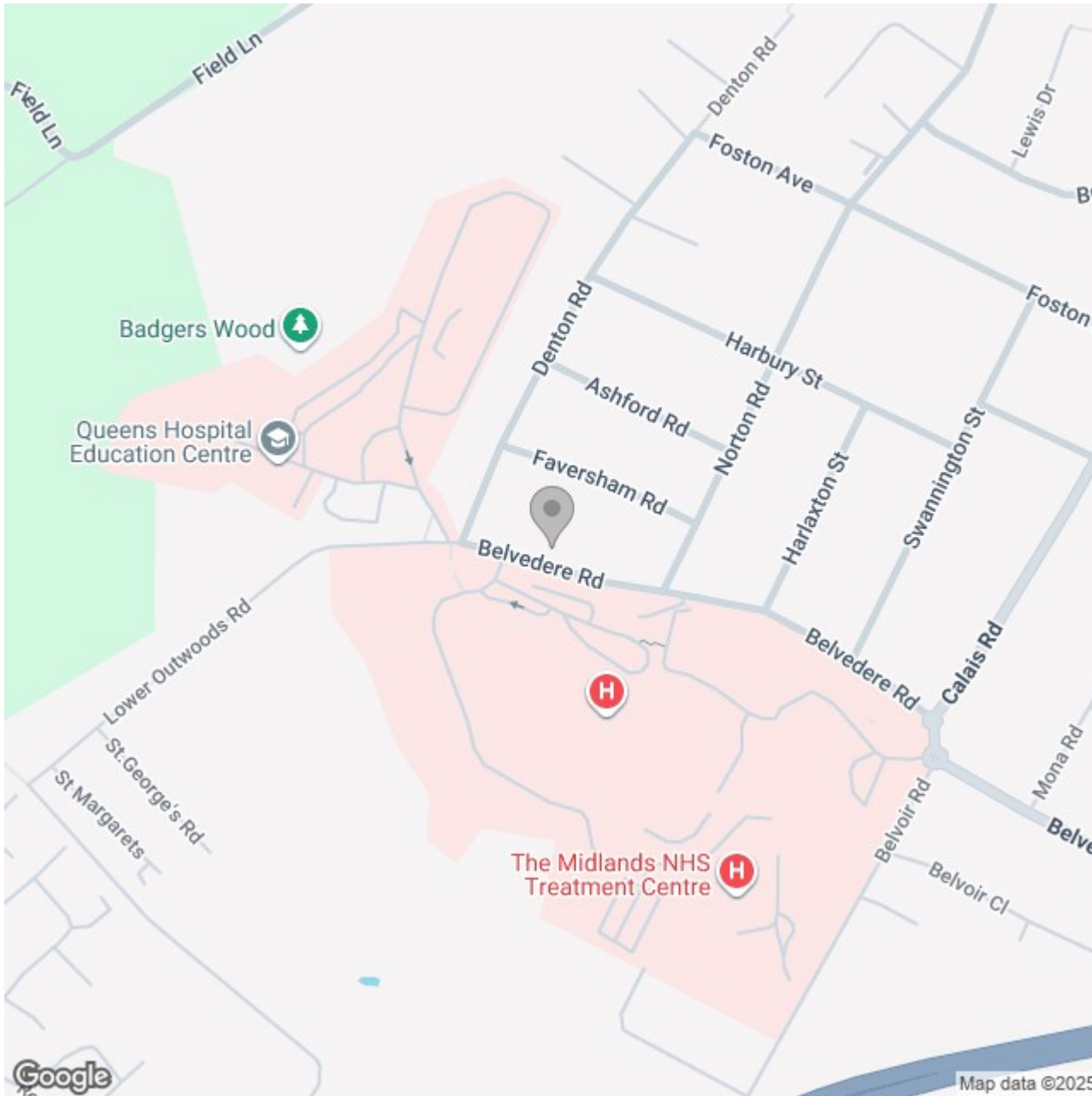
78.3 m²

843 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	